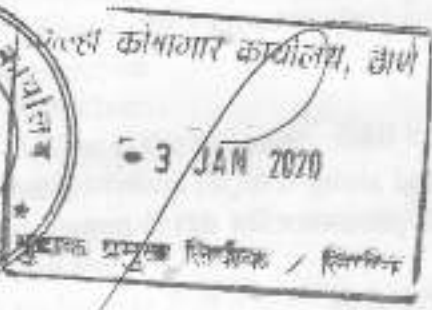




महाराष्ट्र MAHARASHTRA

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VW 968640



FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER



Affidavit cum Declaration of Mr. Satish Savlaram Adhikari promoter of the
proposed project / duly authorized by the promoter of the proposed project, vide
its his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of
the proposed project do hereby solemnly declare, undertake and state as under:
1. That I / promoter have / has a legal title Report to the land on which the
development of the project is proposed
OR
have/has a legal title Report to the land on which the development
of the proposed project is to be carried out
AND

4 JAN 2020

जोडपत्र - २

२२ ८५५३

दिनांक

मुद्रांक चित्री नोंदवली अनु क्रमांक

नसताना प्रकार

Bond

दस्ता नोंदणी करणार आहेत को

होय ना हो

मिळवलीचे नोंदवयाचे क्रमांक



ADHIKARI ENGINEERING PVT. LTD.

मुद्रांक लिखत घेणा याचे नाव

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हस्त बसल्याला त्याचे नाव, पत्ता

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सही

पुत्रा या पदव्यासने नाव

मुद्रांक शुल्क रक्कम

100/-

परवानाधारीक मुद्रांक चिकित्वाची सही - (की, प्रकर साहचर्यक साधन)

परवाना क्रमांक - ५२०५५३५

मुद्रांक चित्रीचे ठिकाण/पत्ता : जिल्हा रात्र न्यायालय, राणी,

ज्या कारणासाठी ज्याची मुद्रांक खरेदी केला त्याची त्याच कारणासाठी मुद्रांक खरेदी करण्यापासून द, महिन्यात करण्याचे बंधनकारक आहे.

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a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration 31/12/2023.

4. (a) For new projects :

That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and

the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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OR

(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with

Rule 5

6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in

compliance with the proportion to the percentage of completion of the project.

7. That I / the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / the promoter shall inform the Authority regarding all the changes that have

occurred in the information furnished under sub-section (2) of section 4 of the Act and

under rule 3 of these rules, within seven days of the said changes occurring.

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / the promoter shall not discriminate against any allottee at the time of allotment.

Satish Savlaram Adhikari

(Signature)

Place : Mumbai

Date : 06/01/2020



ATTESTED BY ME

Sanjana
06/01/2020
MRS. SANJANA S. TANAWADE
B.A.LLB

Advocate & Notary

Regd. No. 10343

6, Pande Niwas,

Tulseth Pada, Lake Road,

Bhandup (W), Mumbai - 400 078

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